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State of Idaho

Idaho Real Estate Commission

AFFIDAVIT OF NON-INVOLVEMENT IN REAL ESTATE ACTIVITY

NOTE: If you have been involved in any real estate activity requiring a license since your license expired, you may not sign this affidavit, but instead you must complete the appropriate section on the reverse side of this form. Examples of real estate activity requiring an Idaho license include, but are not limited to: advertising yourself as a licensee; advertising any listings; taking "floor duty"; showing property; being a party to an active buyers or sellers representation agreement; preparing contract documents on behalf of a client or customer; soliciting appointments for listing presentations; soliciting buyers or prospects; negotiating or presenting offers; or preparing information on listed properties for distribution to the public.

Person Renewing License Late

I, _____, being first duly sworn, hereby depose and say that I have not been involved in any real estate transactions or practices which require an Idaho license pursuant to sections 54-2002 and 54-2004(32), Idaho Code, since the expiration date of my license, which was _____.

State of _____)
) ss. _____ Signature
County of _____)

Subscribed and sworn to/affirmed before me this _____ day of _____, 20 _____.

S _____ Notary Public _____
E _____
A _____ Residing at _____
L _____
My Commission Expires _____

Designated Broker of Person Renewing Late (If Applicable)

I, _____, being first duly sworn, hereby depose and say that I was the designated broker of the above-named person and that the above Affidavit is true and correct to the best of my knowledge.

State of _____)
) ss. _____ Signature
County of _____)

Subscribed and sworn to/affirmed before me this _____ day of _____, 20 _____.

S _____ Notary Public _____
E _____
A _____ Residing at _____
L _____
My Commission Expires _____

LATE LICENSE RENEWAL – AGREEMENT CONCERNING INVOLVEMENT IN UNLICENSED ACTIVITY

INSTRUCTIONS: If you have **not** been involved in any real estate activity requiring an Idaho real estate license since your license expired, do not sign this form but instead complete the Affidavit on the reverse side of this form. Examples of real estate activity requiring an Idaho license include, but are not limited to: advertising yourself as a licensee; advertising any listings; taking “floor duty”; showing property; being a party to an active buyers or sellers representation agreement; preparing contract documents on behalf of a client or customer; soliciting appointments for listing presentations; soliciting buyers or prospects; negotiating or presenting offers; preparing information on listed properties for distribution to the public.

The parties to this Agreement are: Jeanne Jackson-Heim, Executive Director, Idaho Real Estate Commission
Respondent, _____ (Print your name here)
Respondent’s Designated Broker (if applicable), _____
(Designated Broker’s Name)

The above-named parties agree that:

1. The Respondent continued to engage in real estate activities requiring an Idaho real estate license after the Respondent’s license expired.
2. If the Respondent was licensed as a *Designated Broker*, he or she shall pay the civil penalty indicated below, PLUS any required reactivation fees, PLUS the sum of \$20 for each licensee who was associated with Respondent, including any branch office, at the time the Respondent’s license expired.
3. If the Respondent was licensed as either a *Salesperson* or an *Associate Broker*, both the Respondent and the person who was the Designated Broker at the time shall provide payment of the civil penalty as indicated below.
4. The amount of the civil penalty imposed for persons with second and subsequent offenses of engaging in licensed real estate activity after the license was expired shall be *two times* the amount indicated by this agreement and the Terms and Civil Penalties set forth below.
5. **If Respondent and/or Respondent’s Designated Broker fail to pay in full all civil penalties pursuant to this Agreement within thirty (30) days from the date of their signing below, the Commission may immediately inactivate the license of the non-compliant party.**
6. **TERMS AND CIVIL PENALTIES:**

| LENGTH OF TIME LICENSE WAS EXPIRED | | | | CIVIL PENALTY (FINE) IMPOSED |
|------------------------------------|----------------|----------------|----------|------------------------------|
| At Least: | 1 Day | But Less Than: | 1 Month | \$150 |
| | 1 Month | | 3 Months | \$300 |
| | 3 Months | | 6 Months | \$500 |
| | 6 Months | | 1 Year | \$750 |
| | 1 year or More | | | License cannot be renewed |

Late Renewing Designated Broker: Number of licensees associated _____ x \$20 = _____

7. **SIGNATURES:** TOTAL DUE: _____

Jeanne Jackson-Heim, Executive Director, Idaho Real Estate Commission

Date

Respondent

Date

Respondent’s Designated Broker (if applicable)

Date

NOTICE: Because of rising costs associated with issuing a refund, it is the policy of the Idaho Real Estate Commission (IREC) to refund overpayments of under \$25 only if requested in writing within 30 days of IREC receipt of the overpayment. Overpayments of \$25 or more will be automatically refunded to the licensee. There will be a \$20 fee assessed for each check returned to IREC for insufficient funds.

DEMAND FOR FORMAL ACTION

I do not agree to the violation and/or do not agree to pay the proposed civil penalty. I understand that Commission Staff will seek to establish the violation at a formal hearing, and that if Staff proves the violation, I may be subject to increased penalties and/or ordered to pay the Commission’s costs and attorneys’ fees.

Signature

Date